



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING  
CITY HALL  
TUESDAY, OCTOBER 16, 2012  
6:00 O'CLOCK P.M.**

**I. Meeting Called to Order**

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Unfinished Business Requiring Council Action**

- A. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2012, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "RS4" (RESIDENTIAL: SINGLE- FAMILY TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH CONDITIONS)." (Curt & Michelle Aton Rezoning). Jeff Bergman.
- B. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2012, RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Browning Investments, Inc. Annexation). Jeff Bergman.
- C. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2012, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Browning Investments, Inc. Annexation). Jeff Bergman.
- D. Second Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_\_, 2012, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) TO "13c" (INDUSTRIAL: HEAVY WITH CONDITIONS)." (Browning Investments, Inc. Rezoning). Jeff Bergman.

### **III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2012, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1-7." (Nagakura Engineering Works Co., Inc.) Mary Ferdon.
- B. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2012, RESOLUTION ADOPTING THE GOLDEN CASTING FOUNDRY SITE REDEVELOPMENT OPTIONS STUDY." Jeff Bergman.
- C. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_\_, 2012, RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AUTHORIZE CERTAIN CAPITAL IMPROVEMENT PROJECTS FOR USE OF EDIT BOND PROCEEDS." Kelly Benjamin.

### **IV. Other Business**

- A. Standing Committee and Liaison Reports
- B. Discussion Items: None
- C. Next regular meeting is scheduled for Wednesday, **November 7, 2012 at 6:00 o'clock P.M. in City Hall.**
- D. Adjournment.



## MEMORANDUM

**TO:** Columbus City Council Members  
**FROM:** Jeff Bergman, AICP  
**DATE:** October 8, 2012  
**RE:** RZ-12-06 (*Curt & Michelle Aton Rezoning*)

Attached is a revised ordinance for the Curt & Michelle Aton rezoning request. I have added the two additional conditions made by the City Council during the first reading on this request (limiting the property to 12 total dwelling units and 2 stories of building height).

I have also created a to-scale drawing of the property indicating all of the required setbacks, the area necessary for a basic parking arrangement, and the resulting buildable area. That drawing is also attached. Based on the general layout that I used the physical conditions on the site would support an apartment building or buildings containing at least the 12 units the Council has established as a maximum. Please note that the drawing is intended only to verify that the development could fit on the site and should not be considered as negating area traffic questions or other concerns identified by the neighbors.

Also, I did get an opportunity to respond to Frank Jerome's question of whether or not duplexes on this site, rather than a single apartment building, would require a buffer. The Zoning Ordinance requires buffers based on the zoning of subject and adjacent properties. With the neighboring properties zoned single-family residential (RS) any development (duplexes, apartments, etc.) in a multi-family residential (RM) zoning district on this property would require the added setback (15 feet) and the installation of a buffer. However, the Zoning Ordinance does also offer a two-family residential (RT) zoning district intended specifically for duplexes. If the subject property were to be rezoned RT instead of RM and developed for duplexes then no buffer would be required.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: \_\_\_\_\_, 2012

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY  
FROM "RS4" (RESIDENTIAL: SINGLE-FAMILY)  
TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH CONDITIONS)**

**To be known as the: Curt & Michelle Aton Rezoning  
Plan Commission Case No.: RZ-12-06**

**WHEREAS**, this rezoning was requested by Curt & Michelle Aton and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on September 12, 2012, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

**NOW THEREFORE BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Official Zoning Map**

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "RS4" (Residential: Single-family) to "RMc" (Residential: Multi-family with conditions):

*Lots numbered 41, 42, and 44 in Bernice Swengel's Subdivision of Block "A" of Wilson S. and Sarah E. Swengel's Second Addition to the City of Columbus as recorded in Plat Book "C", page 48, in the Office of the Recorder of Bartholomew County, Indiana*

*And*

*Lot number 43A in the Replat of Bernice Swengel's Subdivision of Block "A" of Wilson S. and Sarah E. Swengel's Second Addition to the City of Columbus as recorded in Plat Book "R", page 130A, in the Office of the Recorder of Bartholomew County, Indiana*

**SECTION 2: Condition(s)**

The use and development of the subject property shall be subject to the following conditions:

1. Prior to development of the property a site plan (including information on building elevations, the number of dwelling units, and access) shall be submitted for the scrutiny and approval of the Plan Commission. The Plan Commission shall have the authority to approve, deny, or require changes to the proposed development and shall specifically review the proposal for conformance with the recommendations of the Columbus Central Avenue Corridor Plan Comprehensive Plan Element.
2. The development on the property shall be limited to a maximum of two (2) stories in height.
3. The development on the property shall be limited to a maximum of twelve (12) dwelling units.

**SECTION 3: Repealer**

All ordinances or parts thereof in conflict with this Ordinance shall be repealed to the extent of such conflict.



#### **SECTION 4: Severability**

If any provision, or the application of any provision, of this Ordinance is held unconstitutional or invalid the remainder of the Ordinance, or the application of such provision to other circumstances, shall be unaffected.

#### **SECTION 5: Effective Date**

This Ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2012 at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

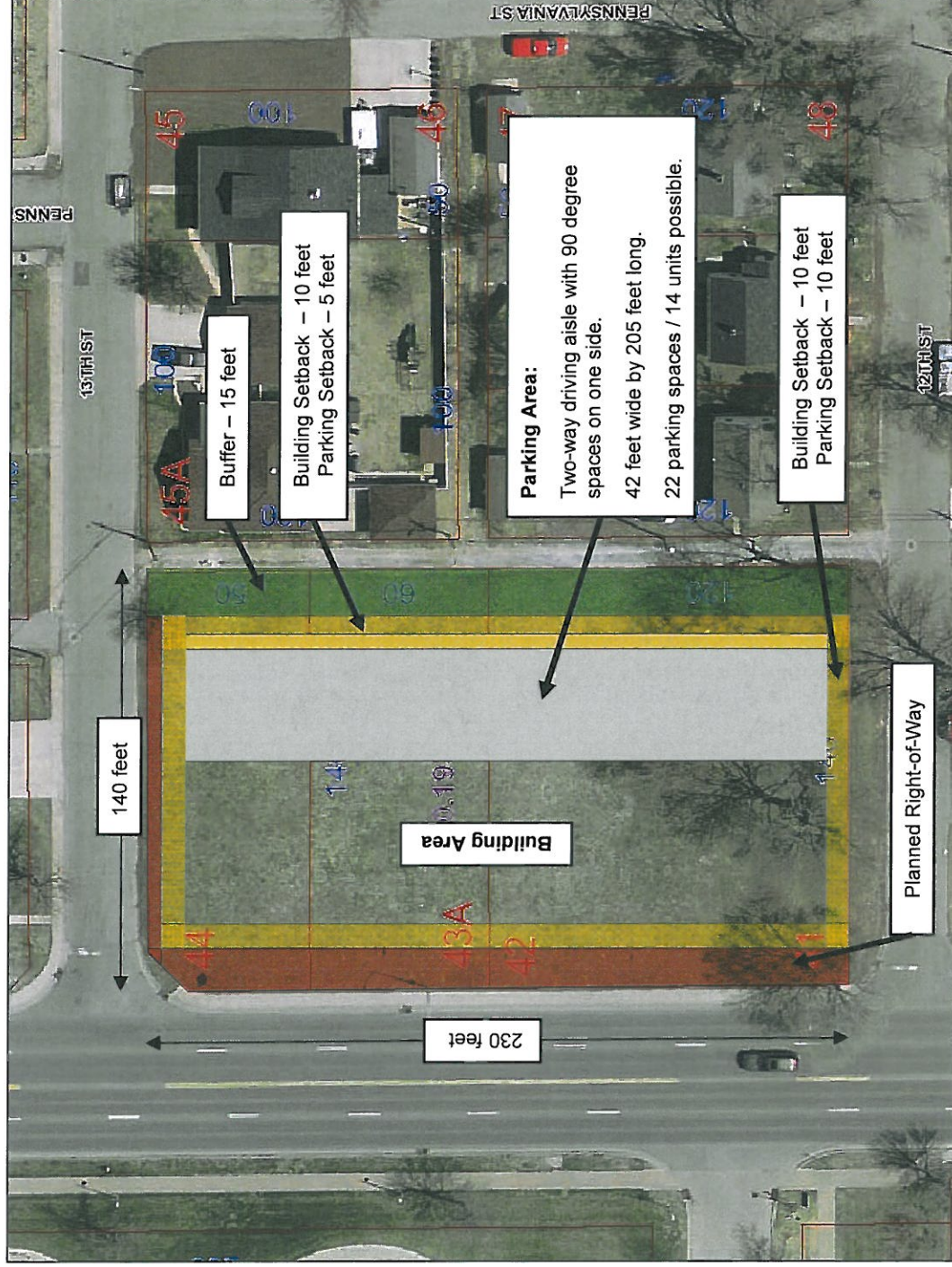
#### **ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2012 at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana

# RZ-12-16 (Aton) Site Detail & Analysis



## Building Area Analysis:

9,020 sq. ft. (205 ft. long by +/-44 ft. deep) Assumes 10 ft. separation between parking area and back of building.

Total Floor Area @ 2

Stories: 18,040 sq. ft.

Average Unit Size with 12

Units: 1,503 sq. ft.

Average Unit Size with 14

Units: 1,289 sq. ft.

**Options Note:** The use of angled or parallel parking and/or a one-way driving aisle could increase total parking space count and, therefore, total unit count, while retaining an adequate building area.

**Unit Size Note:** The minimum required unit size is 500 sq. ft.





## MEMORANDUM

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman, AICP  
on behalf of the Columbus Plan Commission

**DATE:** September 18, 2012

**RE:** RZ-12-06 (*Curt & Michelle Aton Rezoning*)

At its September 12, 2012 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 9 in favor and 0 opposed.

Curt & Michelle Aton propose to rezone the 0.75 acres of vacant property on the east side of Central Avenue between 12<sup>th</sup> and 13<sup>th</sup> Streets to RM (Residential: Multi-family). The property is currently zoned RS4 (Residential: Single-family). The Atons have indicated an intent to construct an apartment building on the property in the future.

The Plan Commission held an extensive discussion on this request. This property has been the site of two failed requests for commercial re-zoning in recent years. This and other similar properties along Central Avenue with redevelopment potential led to the 2011 adoption of the Central Avenue Corridor Plan by the Plan Commission and City Council. The Plan Commission and applicant made extensive reference to this Plan in the discussion. In order to ensure that the use of this property is compatible with the Central Avenue Corridor Plan and the surrounding single-family homes the Plan Commission is recommending that the RM rezoning include a condition that provides for Commission review of the details of any future development. The exact language of the Plan Commission's recommended condition is included in the attached ordinance. The applicant has indicated their agreement with the condition.

Approximately 3 adjoining property owners either spoke at the Plan Commission meeting or submitted letters to the Commission on this matter. These neighbors expressed general support for the proposed RM zoning at this location. They did, however, express concern about traffic, access, and the total number of dwelling units possible on the property. These neighbors also expressed general support for the recommended condition and the ability it would provide them to have input on the development's details.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Plan Commission staff report,
4. a location map, and
5. supporting material provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: \_\_\_\_\_, 2012

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY  
FROM "RS4" (RESIDENTIAL: SINGLE-FAMILY)  
TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH CONDITIONS)**

**To be known as the: Curt & Michelle Aton Rezoning  
Plan Commission Case No.: RZ-12-06**

**WHEREAS**, this rezoning was requested by Curt & Michelle Aton and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on September 12, 2012, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

**NOW THEREFORE BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Official Zoning Map**

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "RS4" (Residential: Single-family) to "RMc" (Residential: Multi-family with conditions):

*Lots numbered 41, 42, and 44 in Bernice Swengel's Subdivision of Block "A" of Wilson S. and Sarah E. Swengel's Second Addition to the City of Columbus as recorded in Plat Book "C", page 48, in the Office of the Recorder of Bartholomew County, Indiana*

*And*

*Lot number 43A in the Replat of Bernice Swengel's Subdivision of Block "A" of Wilson S. and Sarah E. Swengel's Second Addition to the City of Columbus as recorded in Plat Book "R", page 130A, in the Office of the Recorder of Bartholomew County, Indiana*

**SECTION 2: Condition(s)**

The use and development of the subject property shall be subject to the following condition: Prior to development of the property a site plan (including information on building elevations, the number of dwelling units, and access) shall be submitted for the scrutiny and approval of the Plan Commission. The Plan Commission shall have the authority to approve, deny, or require changes to the proposed development and shall specifically review the proposal for conformance with the recommendations of the Columbus Central Avenue Corridor Plan Comprehensive Plan Element.

**SECTION 3: Repealer**

All ordinances or parts thereof in conflict with this Ordinance shall be repealed to the extent of such conflict.

**SECTION 4: Severability**

If any provision, or the application of any provision, of this Ordinance is held unconstitutional or invalid the remainder of the Ordinance, or the application of such provision to other circumstances, shall be unaffected.

**SECTION 5: Effective Date**

This Ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2012 at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2012 at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana



**RESOLUTION: RZ-12-06**

**of the City of Columbus, Indiana Plan Commission**

regarding  
**Case number RZ-12-06**  
**(Curt & Michelle Aton Rezoning),**  
**a proposal to rezone +/-0.75 acres from**  
**RS4 (Residential: Single-family) to RM (Residential: Multi-family)**

**WHEREAS**, the Plan Commission has received the application referenced above from Curt & Michelle Aton; and

**WHEREAS**, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

**WHEREAS**, the Plan Commission did, on September 12, 2012, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

**WHEREAS**, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

**WHEREAS**, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

**NOW THEREFORE BE IT RESOLVED**, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 0.75 acres located on the east side of Central Avenue between 12<sup>th</sup> and 13<sup>th</sup> Streets) is forwarded to the Common Council with a favorable recommendation. That recommendation includes the following condition: Prior to development of the property a site plan (including information on building elevations, the number of dwelling units, and access) shall be submitted for the scrutiny and approval of the Plan Commission. The Plan Commission shall have the authority to approve, deny, or require changes to the proposed development and shall specifically review the proposal for conformance with the recommendations of the Columbus Central Avenue Corridor Plan Comprehensive Plan Element.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12<sup>th</sup> DAY OF, SEPTEMBER 2012 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.**

\_\_\_\_\_  
Roger Lang, President

**ATTEST:**

\_\_\_\_\_  
David L. Hayward, Secretary



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (September 12, 2012 Meeting)

**Docket No. / Project Title:** RZ-12-06 (Curt & Michelle Aton)  
**Staff:** Derek Naber  
**Applicant:** Curt & Michelle Aton  
**Property Size:** 32,741 sq. ft. (4 properties)  
**Current Zoning:** RS4 (Residential: Single Family 4)  
**Proposed Zoning:** RM (Residential: Multi-Family)  
**Location:** Along Central Avenue, between 12<sup>th</sup> Street and 13<sup>th</sup> Street, in the City of Columbus

#### Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of facilitating a future apartment development at this location. The property is currently vacant and did previously feature four single-family homes. The applicant intends to combine the four separate lots at this location into one lot for a single building.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is multi-family an appropriate use within the neighborhood context of the surrounding area?
2. What architectural and/or site design features might be appropriate at this location as recommended by the Central Avenue Corridor Plan?

#### Preliminary Staff Recommendation:

Favorable Recommendation to City Council.

This recommendation should also be subject to the following conditions:

- 1) Access for any future development shall be obtained from either 12th Street, 13<sup>th</sup> Street, or the adjacent alley, and specifically not from Central Avenue.
- 2) No parking space or driveway shall be provided between the building(s) and any adjacent street.
- 3) The property shall be developed with at most 2 separate structures.
- 4) The overall design of the building(s) shall comply with the design principles established by the Central Avenue Corridor Plan as follows:
  - a. Any new building(s) shall be oriented toward all respective public street frontages.
  - b. Building entries for ground floor dwelling units shall be oriented to a public street frontage.
  - c. Long, blank building walls shall be prohibited along all public street frontages.
  - d. Windows, doors, and building wall projections and recesses shall be used to add architectural interest and variety along all of the building(s)' public street frontages.
- 5) The overall design of any building(s) shall be consistent with the examples provided by the applicant.
- 6) Elevations of any building(s) shall be submitted for review with the site plan during the Zoning Compliance Certificate review process.

**Plan Commission Options:**

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may attach conditions to any recommendation which are to become written commitments of the applicant. The City Council makes all final decisions regarding rezoning applications.

**Decision Criteria:**

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

**The Comprehensive Plan.**

*Preliminary Staff Comments:* The Comprehensive Plan encourages infill development which fits within its neighborhood context. The Comprehensive Plan also states that a variety of housing types need to be provided within the City of Columbus. Further, the Central Avenue Corridor Plan identifies this site as a critical property which could be suitable for a type of multi-family development. The Central Avenue corridor plan also encourages new development which is pedestrian-friendly and fits within an urban context.

**The current conditions and the character of current structures and uses in each district.**

*Preliminary Staff Comments:* The subject properties are located in the Columbus central neighborhood area which does feature many single-family residences. The properties are also along the edge of the old Arvin Industries campus and the old Golden Foundry site which feature properties that are either currently under construction for multi-family development or could be used as multi-family.

**The most desirable use for which the land in each district is adapted.**

*Preliminary Staff Comments:* The undeveloped properties are located along an arterial street in the Columbus central neighborhoods area. The predominate surrounding use in this context is single-family residential. There are however several multi-family zoned properties in this neighborhood area including the United Way Senior Apartments and a parcel on the old Golden Foundry site.

**The conservation of property values throughout the jurisdiction of the City of Columbus.**

*Preliminary Staff Comments:* The subject properties are located in a neighborhood context, which features many single-family residences. In the immediate context, there is not much diversity in regards to the housing type or sizes. By providing different types of housing with a neighborhood, it can create a wider selection of housing choices which in turn can provide more stability to a neighborhood's housing market depending on the type of housing the market demands. Further, new development which is designed to fit within an urban context and is pedestrian-friendly within a walkable area, can enhance the values of the surrounding neighborhood.

**Responsible growth and development.**

*Preliminary Staff Comments:* The subject properties are located well within the city limits of Columbus, which would be in close proximity to existing emergency services including police, fire, and ambulance as well as public infrastructure including roads, water, and sewer. The approval of these properties as multi-family would further encourage the development of these infill properties and growth within the existing city limits of Columbus.

Current Property Information (For all properties):	
Land Use:	Vacant Land (Undeveloped)
Site Features:	There are no relevant site features at these locations.

<b>Flood Hazards:</b>	No flood hazards exist at these locations.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist at these locations.
<b>Vehicle Access:</b>	The properties gain access from a north/south alley which connects to 12 <sup>th</sup> Street (Local, Residential, Urban) and 13 <sup>th</sup> Street (Local, Residential, Urban).

<b>Surrounding Zoning and Land Use (Around all properties):</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RS4 (Residential: Single Family 4)	Single-Family Residential
<b>South:</b>	RS4 (Residential: Single Family 4)	Single-Family Residential
<b>East:</b>	RS4 (Residential: Single Family 4)	Single-Family Residential
<b>West:</b>	PUD (Planned Unit Development)	Office (BCSC Administration Building)

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: RS4</b>	<b>Proposed Zoning: RM</b>
<b>Zoning District Intent:</b>	To provide areas for high density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads, parks, and open space, employment, and convenience goods.	<p>To provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services.</p> <p>Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods.</p> <p>This district may be used to provide a transition from regional commercial areas to moderate density single-family residences.</p>

<b>Permitted Uses:</b>	<b>Residential Uses:</b> <ul style="list-style-type: none"> <li>• Dwelling, Single-Family</li> </ul> <b>Park Uses:</b> <ul style="list-style-type: none"> <li>• Nature Preserve / Conservation Area</li> </ul>	<b>Residential Uses:</b> <ul style="list-style-type: none"> <li>• Dwellings, Multi-Family</li> <li>• Dwelling, Two-Family</li> <li>• Nursing Home / Assisted Living Facility</li> <li>• Retirement Facility</li> </ul> <b>Park Uses:</b> <ul style="list-style-type: none"> <li>• Nature Preserve / Conservation Area</li> </ul>
<b>Water and Sewer Service:</b>	Required	Required
<b>Lot and/or Density Requirements:</b>	<b>Maximum Gross Density:</b> 7 Dwelling Units per Acre <b>Minimum Lot Area:</b> 5,500 sq. ft. <b>Minimum Lot Width:</b> 50 feet <b>Minimum Lot Frontage:</b> 35 feet <b>Minimum Lot Coverage:</b> 45%	<b>Maximum Gross Density:</b> 25 Dwelling Units per Acre <b>Minimum Lot Area:</b> Non-Residential Use: 5,000 sq. ft. Residential Use: 1,500 sq. ft. per dwelling unit (with a minimum of 6,000 square feet if fewer than 4 units) <b>Minimum Lot Width:</b> 50 feet <b>Minimum Lot Frontage:</b> 50 feet <b>Minimum Lot Coverage:</b> 65%



<p><b>Setbacks Required:</b></p> <p>Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.</p>	<p><b>Side Yard Setback:</b></p> <p>Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p><b>Rear Yard Setback:</b></p> <p>Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p><b>Front Yard Setback:</b></p> <p>Arterial Street: 50 feet Collector Street: 15 feet* Local Street: 10 feet*</p> <p>*25 feet for any garage with a vehicle entrance facing the Street.</p>	<p><b>Side Yard Setback:</b></p> <p>Two-Family Structure: 5 feet Multi-Family Structure: 10 feet Non-Residential Structure: 10 feet Accessory Structure: 5 feet</p> <p><b>Rear Yard Setback:</b></p> <p>Primary Structure: 10 feet Non-Residential Structure: 10 feet Accessory Structure: 5 feet</p> <p><b>Front Yard Setback:</b></p> <p>Arterial Street: 10 feet* Collector Street: 10 feet* Local Street: 10 feet*</p> <p>*25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures.</p>
<p><b>Height Restrictions:</b></p>	<p><b>Primary Structure:</b></p> <p>40 feet</p> <p><b>Accessory Structure:</b></p> <p>25 feet (Or the height of the primary structure on the property, whichever is less)</p>	<p><b>Primary Structure:</b></p> <p>50 feet</p> <p><b>Accessory Structure:</b></p> <p>25 feet</p>
<p><b>Floor Area Requirements:</b></p>	<p><b>Minimum Living Area per Dwelling:</b></p> <p>1,000 sq. ft.</p> <p><b>Minimum Ground Floor Living Area:</b></p> <p>40%</p>	<p><b>Minimum Living Area per Dwelling:</b></p> <p>Two-Family: 1,000 sq. ft. Multi-Family: 500 sq. ft.</p> <p><b>Minimum Ground Floor Living Area:</b></p> <p>N/A</p>

<b>Signs:</b>	<p><b>Wall Signs:</b> 1 wall sign per public street frontage with a maximum square footage of 15% of the front walls or 150 square feet, whichever is less.</p> <p><b>Freestanding Signs:</b> 1 freestanding sign per public street frontage with a maximum size of 50 square feet and a maximum height of 6 feet.</p> <p>*All signage only permitted as a conditional use.</p>	<p><b>Wall Signs:</b> 1 wall sign per public street frontage with a maximum square footage of 15% of the front walls or 150 square feet, whichever is less.</p> <p><b>Freestanding Signs:</b> 1 freestanding sign per public street frontage with a maximum size of 50 square feet and a maximum height of 6 feet.</p> <p>*All signage only permitted as a conditional use.</p>
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<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	<p>The rezoning request does not include a site plan proposal, however attached townhouse construction on has been discussed. We anticipate no new streets or new street lights with development on this site. This site, developed as residential single family, could generate approximately 29 total vehicle trips per day entering and leaving; the same site, developed with 18 attached townhouse units could generate approximately 106 total trips per day entering and leaving.</p> <p>In the construction on plan review phase, we anticipate no direct access to Central Avenue, and drainage design must comply with the City Stormwater Management Ordinance.</p> <p><i>(Ref: ITE Trip Genera on, Vol. 2 of 3, Code 210-Single Family Detached and Code 220-Residential Condo Townhouse)</i></p>
<b>City Utilities:</b>	No comments received.
<b>Fire Department:</b>	No issues with this request.
<b>Parks Department:</b>	No comments received.
<b>MPO:</b>	No comments received.

### **History of this Location:**

The relevant history of this property includes the following:

1. From 1989 to 1991, the four single-family residential properties were acquired by Arvin Industries and the structures were demolished.
2. After the properties were acquired by Curt & Michelle Aton in 2005, they had proposed to rezone the properties from R-4 (Single Family Residential) to B-1 (Neighborhood Business) (RZ-05-10). On January 17, 2006, the Columbus City Council denied the request due to concerns of negative effects to the surrounding neighborhood.
3. In 2006, the east-west alley was vacated through this portion of the block (Ord. #2006-06).
4. In 2008, the properties were proposed by applicant Joel Spoon to be rezoned from R-4 (Single Family Residential) to RB (Restricted Buffer) for the purpose of constructing an office building (RZ-08-04).

On March 18, 2008, the Columbus City Council denied the request due to concerns of negative effects to the surrounding neighborhood.

**Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of these properties as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.
2. **POLICY A-2-10:** Keep residential neighborhoods at a "human" scale, preventing high-rise or massive buildings.
3. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
4. **GOAL A-4:** Promote wise and efficient use of limited resources and nonrenewable resources, including but not limited to capital and land.
5. **POLICY A-4-1:** Preserve & revitalize older neighborhoods, including buildings, grounds, and infrastructure.
6. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
7. **POLICY A-4-3:** Prevent urban sprawl.
8. **GOAL D-1:** Development new housing where adequate public services can be provided economically.
9. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
10. **POLICY D-1-3:** Encourage development adjacent to already developed areas.
11. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.
12. **POLICY D-2-1:** Encourage housing which is affordable to those whose incomes are below the median, particularly those significantly below the median.
13. **POLICY D-2-2:** Allow for various housing types.
14. **POLICY D-2-5:** Encourage neighborhoods which contain a diverse socioeconomic mix.
15. **POLICY D-2-6:** Encourage development of a sufficient supply of housing in all price ranges so that all citizens of the community can enjoy decent, safe, and sanitary housing in desirable neighborhood settings.

These properties are located in the Columbus Central Neighborhoods character area. The following Planning Principle(s) apply to this application:

1. Infill development that complements existing neighborhoods should be encouraged.
2. When conversion of single-family houses to multifamily is permitted, appropriate off-street parking should be required. Converting front yards to parking lots is not in the best interests of the area.

These properties are also located in the Central Avenue Corridor Plan. The Future Land Use Recommendations Map indicates the future use of these properties as Residential. The map further specifies the following: Residential, primarily single-family detached homes with single-family attached units at key properties, some single-family to apartment conversions may be appropriate, urban in character.

The Central Avenue Corridor Plan provides the following applicable goals and action steps:

1. **ACTION STEP 1b:** Utilize all new developments and redevelopments as opportunities to demonstrate preferred uses, building design, and site configurations that include an emphasis on pedestrian-friendliness, aesthetics, and all modes of transportation.
2. **GOAL 2:** Preserve and enhance the character and quality of development in residential blocks.
3. **ACTION STEP 2a:** Reinforce stable residential neighborhoods by expanding housing options to include single-family attached and multi-family units at key locations and critical properties.
4. **GOAL 4:** Encourage redevelopment, infill, and reconfiguration of vacant parcels.



5. **ACTION STEP 4a:** Utilize all new developments and redevelopments as opportunities to provide an example of preferred uses, building design, and site configurations that include an emphasis on pedestrian-friendliness, aesthetics, and all modes of transportation.
6. **ACTION STEP 4b:** Utilize identified key sites, or critical properties, to create a new standard for desired development and building/site design along the corridor and encourage subsequent developments and redevelopments to include similar design components to improve the overall Central Avenue aesthetic.
7. **ACTION STEP 4c:** Promote the assembly of small parcels and non-residential areas along Central Avenue to allow for commercial, office, mixed-use, and multi-family residential developments.
8. **GOAL 5:** Establish a higher standard of design for infill and redevelopment to enhance Central Avenue's visual character.
9. **ACTION STEP 5b:** Encourage architectural design of new structures that is consistent with existing structures, neighborhood context, regulations, and design guidelines.
10. **ACTION STEP 5c:** Promote the creation of small, outdoor spaces as part of new infill development and redevelopment projects.
11. **ACTION STEP 5d:** Promote the attractive "street wall" in all new infill development and redevelopments by encouraging buildings to be located near the street with primary entries oriented both to the street and to parking at the sides or rear of the building.

The subject properties are also identified as a "critical property" because of its prominence along the corridor as opportunities for development and their ability to create meaningful connections between Central Avenue and adjacent uses. The following analysis and graphic is provided:

*"This property is located in a high profile segment of the corridor and sits immediately across the street from the Bartholomew Consolidated School Corporation Administration Building. The parcels are surrounded by existing residential neighborhoods. Based on information gathered during the public outreach component of this planning process, it was determined that this is suitable for additional residential development. Market considerations will have a significant influence on the ultimate type and intensity of future residential use at this location. Single-*

*family attached units, similar to the style proposed at 8th Street and Central Avenue, are a possibility and are deemed acceptable by adjacent neighbors. The illustrated units are accessed from the alley that connects 12th Street to 13th Street. The alley provides vehicular access to parking and garage space; no additional curb cuts along Central Avenue are required. To reduce noise and visual clutter, a vegetated buffer separates the new proposed use from existing, abutting residences.*

*To support new residential development, sidewalks are relocated in this segment to provide for a wide tree lawn on either side of the roadway. Additional sidewalk connections are shown to link Central Avenue to existing residential neighborhoods to the east and to the open space located on the School Corporation property."*



The Central Avenue Corridor Plan also includes design principles which try to enhance the design and aesthetics of new development along the corridor. The following design principles apply:

1. **SITE LEVEL 1:** Buildings should be located near the sidewalk to create a defined street edge. Residential uses may be set back further to ensure privacy and security.
2. **SITE LEVEL 2:** Buildings should be oriented toward the street frontage and particularly along Central Avenue on corner properties.

3. **SITE LEVEL 3:** Parking areas should be located to the rear or side of primary buildings.
4. **SITE LEVEL 4:** Areas of vast amounts of parking should be screened from street view with landscape treatments.
5. **BUILDING LEVEL 1:** Building entries should be oriented to both the street and parking areas to the rear or side of the building.
6. **BUILDING LEVEL 2:** Long, blank building walls should be avoided. Windows and doors should be used to articulate large facades. Building wall projections and recesses can add architectural interest and variety.
7. **BUILDING LEVEL 3:** Building heights should reflect the scale of adjacent uses.

### **Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to rezone four properties which were previously used as single-family residential, from the RS4 (Residential: Single-Family 4) zoning district to the RM (Residential: Multi-Family) zoning district. The properties, which are currently vacant, would be combined into a single parcel for a potential multi-family development. In the RM (Residential: Multi-Family) zoning district, which permits 25 Dwelling Units per Acre, the combined subject properties could feature a development with 18 Dwelling Units. Under the RM (Residential: Multi-Family) zoning district, when development would occur, the subject properties would be required to install and maintain a 25 foot buffer yard Type B along the eastern property line. Access for a multi-family development, according to Zoning Ordinance Section 7.3 (Part 1)(C)(3)(d), would be limited to either 12th Street or 13th Street. The site could also utilize the alley which is located east of the subject properties, which also serves the neighboring single-family residences. At this time, no site plan has been submitted in regards to the proposed development.
2. The subject properties are located within Columbus' central neighborhood area which features many single-family residences. Across Central Avenue, is the old Arvin Industries administration building and campus which is now home to the Bartholomew Consolidated School Corporation administration offices. The old Arvin campus features a variety of industrial and social services uses including the United Way and San Souci. There are also several multi-family properties in the area including the recently rezoned United Way Senior Apartments (RZ-10-06) and a portion of the old Golden Foundry site which was rezoned to multi-family (RZ-07-11).
3. Previously, at two different instances, the properties have been proposed and denied to be rezoned for commercial development. In 2005, the proposal sought to rezone the properties from the R-4 (Single-Family Residential) zoning district to the B-1 (Neighborhood Business) zoning district for a 6000 square foot commercial strip center with a 39 space parking lot. In 2008, the proposal sought to rezone the property from R-4 (Single Family Residential) zoning district to the RB (Restricted Buffer) for an office center. In both instances, there were concerns about the compatibility of commercial uses within this context. These concerns included traffic capacity, noise, lighting, etc.
4. The Central Avenue Corridor Plan, which was adopted by City Council on July 5, 2011, provides visions and strategies for future development and improvements along Central Avenue from Rocky Ford Road to State Street. The document provides many visions and strategies in relation to the design and architectural features of the building in order to encourage development which would be appropriate in an urban/neighborhood context and pedestrian-friendly. The following are some examples of items encouraged with this plan:
  - o *Strategy:* Place building close to the sidewalk / parking lot placed behind the building.
    - *Intent:* Adding a parking lot in the front yard in a neighborhood setting creates an unappealing dead-space for pedestrians in a walkable neighborhood area. By placing the building close to the sidewalk/street, more land is conserved for additional development and it can increase the aesthetic appeal of the street for pedestrians and surrounding neighbors.
    - *Additional Note:* When development would be proposed at this location, the required front setback from Central Avenue (which is based upon the planned right-of-way) would be 10 feet. The planned right-of-way of Central Avenue (90 feet) encroaches approximately 13 feet into the subject property. Under these conditions, the closest the building could be to the existing sidewalk would be 23 feet. If the 10-foot setback

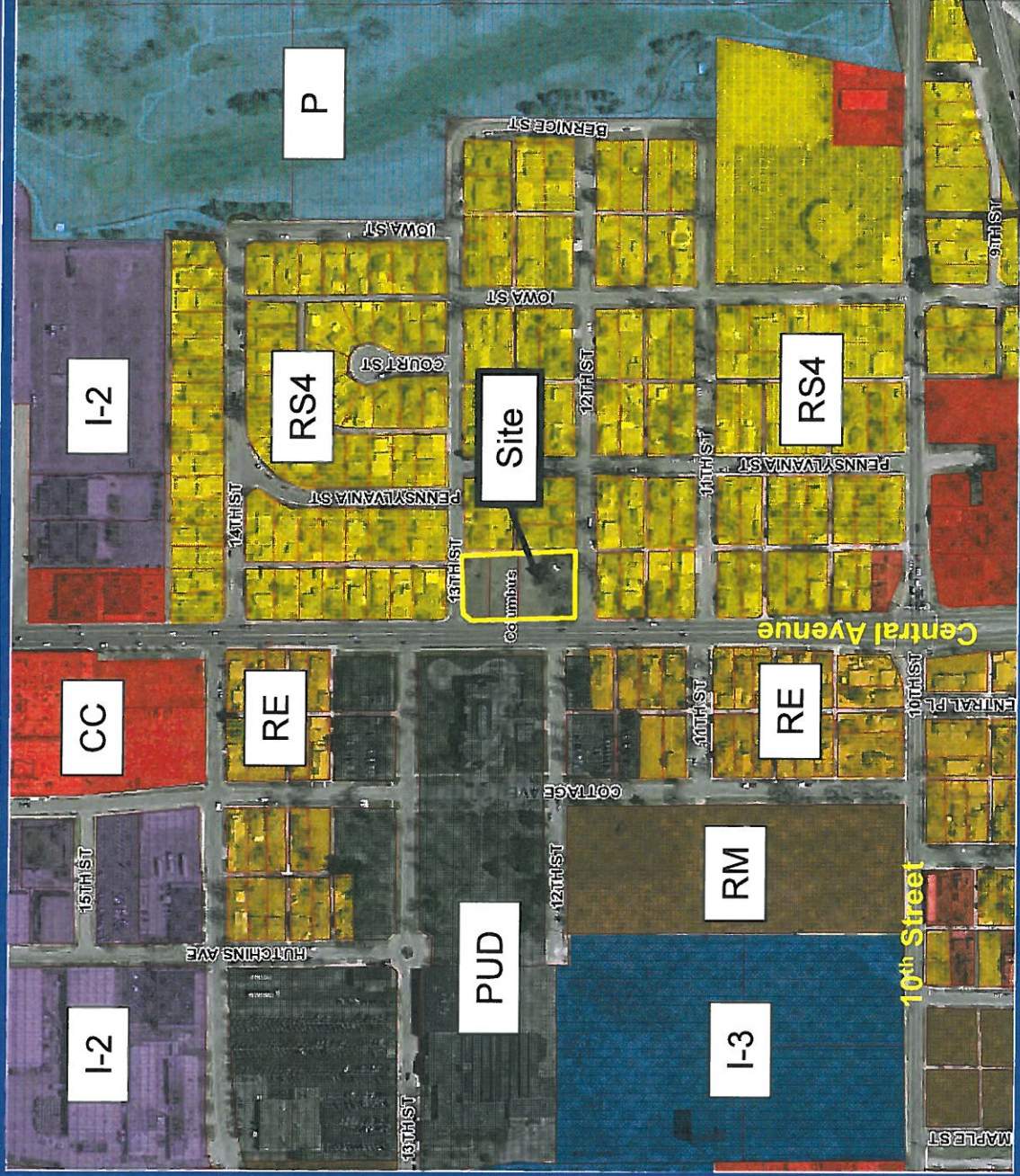


was removed and a 0-foot build-to line requirement was added, the building would be located in line with the existing single-family homes along the east side of Central Avenue. In order to remove the 10-foot setback requirement, a variance would need to be requested from the Board of Zoning Appeals.

- *Additional Note:* Minor appurtenances such as cornices, bay windows, chimneys and eaves can encroach 2 feet into the required setbacks. Steps, awnings, balconies, fire escapes, and other similar features can encroach into the required setbacks by a maximum of 5 feet.
  - *Strategy:* Functional entries / windows to the building occur along the street level.
    - *Intent:* Long blank walls without entries can create dead spaces which are aesthetically unappealing. Functional entries and windows on buildings along the street level can create an active street life and be more appealing to pedestrians in walkable neighborhoods.
5. The Comprehensive Plan has several goals and policies which aim to provide a diversity of housing options within the City of Columbus. The intent of these goals and policies is to ensure that city has a sufficient variety of housing types so as to provide Columbus' economic and socially diverse population with different options based on preference or income. Also, a plentiful choice in housing types can ensure stability and continual residential market demand for neighborhoods and/or cities because market shifts may create a demand for a specific type of housing over another. If a neighborhood and/or city only features single-family residences and multi-family rentals are currently in demand, then there is no demand to move into that neighborhood and/or city. If a neighborhood and/or city provides a variety of both single-family and multi-family residences, then that neighborhood and/or city will see continual demand regardless of market shifts and changes.



# Site Location & Surrounding Zoning





**Columbus – Bartholomew County Planning Department  
Rezoning Application (Zoning Map Amendment)**

**Planning Department Use Only:**

Jurisdiction: ☒ Columbus ☐ Bartholomew County ☐ Joint District

Docket No.: RZ-12-06

07:0289079P971-6CE

8.13.2012

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**Rezoning Application:**

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Current Zoning: RS4 Requested Zoning: RM

**Applicant Information:**

Name Curt & Michelle Aton

Address 2796 Lafayette Avenue Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-374-2092 Fax No.: \_\_\_\_\_ E-mail Address: curtaton@comcast.net

**Property Owner Information (the "owner" does not include tenants or contract buyers):**

Name: Curt & Michelle Aton

Address 2796 Lafayette Avenue Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-374-2092 Fax No.: \_\_\_\_\_ E-mail Address: curtaton@comcast.net

**Notification Information (list the person to whom all correspondence regarding this application should be directed):**

Name: Curt Aton

Address 2796 Lafayette Avenue Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-374-2092 Fax No.: \_\_\_\_\_ E-mail Address: curtaton@comcast.net

How would you prefer to receive information (please check one): ☐ Email ☐ Phone ☐ Fax ☐ Mail

**Property Information:**

Property Size: .75 acres or \_\_\_\_\_ square feet

Address 1207/1225 Central Avenue Columbus IN 47201  
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

☒ A legal description is attached (a legal description is required for the processing of all rezoning requests).

**Rezoning Criteria:**

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria to which both the Plan Commission and legislative body (City Council, County Commissioners, Joint District Council) must "pay reasonable regard" when considering a rezoning request. Those criteria are listed below. Explain how this request addresses each criterion.

**The Comprehensive Plan.**

See Attached.

**The current conditions and the character of current structures and uses in each district (existing & proposed).**

See attached.

**The most desirable use for which the land in each district is adapted.**

See attached.

**The conservation of property values throughout the jurisdiction.**

See attached.

**Responsible growth and development.**

See attached.

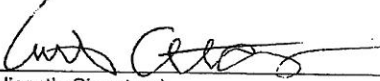
**Rezoning Purpose:**

Explain the reason(s) why the applicant has proposed this zoning change.

Curt & Michelle Aton would like to propose that 1207 and 1225 Central Avenue be rezoned from RS4 to RM in order to develop this property to meet the current demand for multi-family housing.

**Applicant's Signature:**

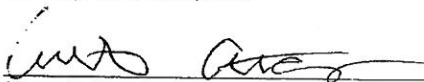
The information included in and with this application is completely true and correct to the best of my knowledge and belief.

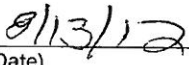
  
(Applicant's Signature)

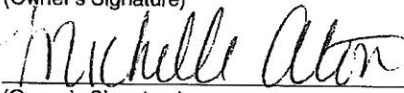
  
(Date)


**Owner's Signature** (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

  
(Owner's Signature)

  
(Date)

  
(Owner's Signature)

  
(Date)



## Comprehensive Plan

The rezoning meshes with the Comprehensive Plan by maintaining a small town atmosphere with a small scale multifamily development (Goal A-1),

- encouraging a mix of housing in the neighborhood (Policy A-1-1) and
- providing a sustainable and environmentally sound development (Policy A-1-2).

This rezoning will enhance and preserve the character of the community by infilling a vacant property (Goal A-2).

- When developed the project will follow all applicable building and development codes (Policy A-2-2),
- When developed this project will preserve and enhance the neighborhood character by its design, scale and aesthetics (Policy A-2-9).
- When developed this project would be two story and in character with adjacent property (Policy A-2-10)
- When developed the project will be in scale, two story, and residential in character (Policy A-2-11)
- When developed the project will grounds and building will be well maintained (Policy A-2-12)
- Because the project is an infill project it will take advantage of existing public services (Policy A-2-13)
- When developed the project will provide ample pedestrian access with sidewalks meeting or exceeding necessary standards (Policy A-2-15)
- When developed the project to the greatest extent possible will have utilities placed underground (Policy A-2-17)

The project when developed will meet or exceed accessibility standards (Goal A-3)

The project when developed promotes the wise and efficient use of limited resources by redeveloping an infill site and making use of existing streets and utilities (Goal A-4).

- This rezoning will facilitate the revitalization of the currently vacant property (Policy A-4-1).
- This rezoning will facilitate the infill development of a vacant property (Policy A-4-2)
- This will prevent urban sprawl by encouraging the development of an infill project (Policy A-4-3)
- This will encourage residential clustering and minimal infrastructure costs (Policy A-4-4)
- This provides for the most efficient use of services by redevelopment of an infill property (Policy A-4-7)
- When developed the project will meet or exceed the landscape ordinance requirements (Policy A-4-8)
- When designed the project will be done by a landscape architect (Policy A-4-9)

The project will protect the natural environment (Goal B-1).

- The project will use city sewer and water (Policy B-1-3)
- When developed the project will meet or exceed Rule 5 and provide soil erosion protection during construction (Policy B-1-6)
- The project when developed will preserve the existing topography (Policy B-1-9)

The project will use wise development practices to promote the health, safety and welfare of its residents (Goal B-4)

- The project is not in the floodplain (Policy B-4-1)

This project when developed will provide new housing as an infill development allowing use of existing infrastructure (Goal D-1)

- This project when developed would be in a critical location to meet the needs of local business and education (Policy D-1-1)
- The area around this property is already developed (Policy D-1-3)

This project when developed will help in meeting the shortage of apartments in the community (Goal D-2).

- This project when developed will provide apartments, which is currently in very short supply (Policy D-2-2)
- This project when developed would provide a socio-economic mix (Policy D-2-5)
- This project when developed would provide a housing option in an established and well maintained neighborhood (Policy D-2-6)

This project when developed will provide a high quality neighborhood environment (Goal D-3)

- This project when developed will improve the neighborhood by developing a vacant property (Policy D-3-1)
- The project when developed will meet or exceed the applicable codes for construction (Policy D-3-3)

The project will utilize 12<sup>th</sup> and/or 13<sup>th</sup> Streets, low volume local streets, for vehicular access (Goal F-1)

- When developed this project will have vehicular access from 12<sup>th</sup> and/or 13<sup>th</sup> Streets to provide the maximum separation from street to drive (Policy F-1-1)

The site when developed will use existing or construct new sidewalks as part of the project (Goal F-2).

- The project when developed will meet or exceed pedestrian accessibility requirements (Policy F-2-4).
- The project when developed will provide safe, attractive and properly lit pedestrian facilities (Policy F-2-5)
- Any service areas will not conflict with pedestrian activity (Policy 2-4-6).

The project when developed will provide adequate, attractive and safe parking facilities (Goal F-5).

- Parking for the development will be commensurate with the need of the development (Policy F-5-1)
- The parking for the facility will be designed to meet the peak demands of the facility (Policy F-5-2)
- Landscaping for the parking will meet or exceed the requirements (Policy F-5-5)
- Design of the circulation and drives will meet the needs of service, delivery and utility vehicles (Policy F-5-6)

The storm runoff will be handled in a safe and efficient manner and will utilize the existing storm drain system (Goal G-1)

- The development will utilize the existing storm drainage system (Policy G-1-2)

When developed the project will follow Rule 5 to eliminate the potential for any erosion as a result of construction (Goal G-2), (Policy G-2-1).

The development will utilize the existing City Utilities sanitary sewer system (Goal H-2)

- Runoff from the roof of the building will ultimately be conferred to the stormwater drain system (Policy H-2-3)

The project when developed will enhance adjacent property values (Goal S-L-1)

- When developed the landscaping will meet or exceed the landscape ordinance requirements (Policy S-L-1-1)

The project when developed, with the use of landscaping, helps improve air and water quality, reduce noise and conserve energy (Goal S-L-2)

- Landscaping will be used to reduce soil erosion (Policy S-L-2-1)
- Landscaping will be used in the parking area (Po Policy S-L-2-2)
- Street trees will be planted as part of the project (Policy S-L-2-3)

Landscaping will be used to improve traffic flow in parking areas (**GOAL S-L-3**)

- Landscaping will be used to increase pedestrian safety in the parking area (**POLICY S-L-3-1**)
- Landscaping will be low maintenance and will facilitate the maintenance of the building and parking areas (Policy S-L-3-3)
- Landscaping will not interfere with utilities or drainage (Policy S-L-3-4)
- Landscaping will be used to promote personal safety (Policy S-L-3-5)

The project when developed will enhance the appearance of the community (Goal S-L-4)

- Street trees will be included in the development (Policy S-L-4-1)
- Landscaping will be used to enhance the parking area (Policy S-L-4-2)
- Landscaping will be used to enhance the appearance of the building (Policy S-L-4-3)
- Landscaping will be used to screen incompatible or unattractive uses (Policy S-L-4-4)

- Landscaping will provide a unifying element for the development (Policy S-L-4-5)
- Landscaping will be used to define edges and provide separation (Policy S-L-4-6)

Landscaping will be used to provide a sense of well being and discourage vandalism (Goal S-L-5 and Policy S-I-5-1)

### **The Current conditions and the character of current structures and uses in each district (existing and proposed).**

Existing structures – there are no existing structures.

Proposed Structures – the proposed structure would be two stories complimenting the neighborhood and the BCSC Administration Building in its look and use of materials. The structure will be approximately 6,000 – 7,000 square feet for each floor.

### **The most desirable use for which the land in each district is adapted.**

Identified as an infill project by planning staff and a key site in the Central Avenue Corridor Plan this site is most desirable and best developed as multifamily. This site is best suited to provide transition to the residential nature of the neighborhood from the BCSC Administrative building and the arterial, Central Avenue.

### **The conservation of property values throughout the jurisdiction.**

Responsibly developing the property will conserve and enhance the property values of the neighborhood. Having a well designed, well maintained and aesthetic development is better alternative than vacant property and provides greater enhancement to property values.

### **Responsible growth and development.**

This property has been identified by the planning department as a site for redevelopment with their Infill Sites Profiles, June 2012. The site was also identified in the Central Avenue Corridor Plan as a critical property for redevelopment for multifamily. This rezoning will facilitate the responsible growth and development consistent with the goals and objectives of the Plan Commission and Planning Department.













## MEMORANDUM

**TO:** Columbus City Council Members  
**FROM:** Jeff Bergman, AICP  
**DATE:** October 8, 2012  
**RE:** ANX-12-01 (*Browning Investments, Inc. Annexation*)

As part of the annexation process the City Council is required by Indiana law to adopt a fiscal plan for the property being annexed. The fiscal plan is intended to verify that the new property being annexed can and will be provided with city services in the same manner as the other portions of the city. The Planning Department works with the other City department heads to identify any capital and non-capital costs associated with the annexation and prepares the fiscal plan documenting those findings.

Attached is the Fiscal Plan resolution for the Browning Investments, Inc. Annexation (a copy of the Fiscal Plan document is also included for your reference). This resolution will appear on the agenda for the October 16, 2012 Council meeting for adoption prior to the corresponding annexation ordinance.

Please feel free to contact me with any questions you may have.



RESOLUTION NO.: \_\_\_\_\_, 2012

**A RESOLUTION ADOPTING A FISCAL PLAN  
FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS**

**To be known as the: Browning Investments, Inc. Annexation  
Plan Commission Case No.: ANX-12-01**

**WHEREAS**, a petition has been filed by Browning Investments, Inc. for the annexation of certain property to the City of Columbus; and

**WHEREAS**, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

**WHEREAS**, the City of Columbus has carefully and thoroughly considered the capital and non-capital costs of extending City services to the area proposed for annexation; and

**WHEREAS**, the City is able to provide the area proposed for annexation with municipal services in the same manner as other similar portions of the City as required by the Indiana Code.

**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of Columbus, Indiana, as follows:

**Annexation Fiscal Plan Approved**

The Fiscal Plan for the "Browning Investments, Inc." annexation attached to and made a part of this resolution is approved and adopted.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana

## ANNEXATION FISCAL PLAN

### For Plan Commission Case No.: ANX-12-01 To be known as: "Browning Investment"

#### **Introduction:**

This Annexation Fiscal Plan, which is required by Indiana annexation law (IC 36-4-3-3.1), summarizes how the subject property meets the requirements for annexation. The Annexation Fiscal Plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the subject property upon annexation.

This Annexation Fiscal Plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complimentary land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific developments are conceptual and intended for estimating purposes only.

#### **Basic Property Information:**

Following is a summary of subject property physical data:

Location: 6105 South 300 West (Wayne Township).

Size: +/- 17.33 Acres (.027 square miles)

Current Zoning: AP (Agriculture: Preferred)

Proposed Zoning: I-3 (Industrial: Heavy)

Land Use: Current – Single Family Residential & Agriculture / Projected – Industrial Warehouse

Population: Current – 2.3 / Projected – 0

Population Impact: In 2010 Columbus contained 1701.1 persons per square mile. The addition of .027 square miles will be a factor in the addition of 63 persons to the City.

City Council District: The property will be assigned initially to City Council District #2.

#### **Legal Requirements & Columbus Annexation Policy:**

Indiana law (IC 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the subject property must be at least 1/8 (12.5%) contiguous with the boundary of the City (the property involved in this annexation is 50% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This Annexation qualifies as a super-voluntary annexation (IC 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.

3. Land Contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

**Property Tax Receipts Estimate & Methodology:**

The annexation of the subject property will result in receipts to the City of Columbus through a combination of property taxes; state fund distributions, user fees, and other similar sources. This Fiscal Plan recognizes the presence of all income sources, as well as the complexity of calculating specific receipts. An estimate of property tax receipts is provided by comparing the anticipated development on the subject property with similar development within the City of Columbus. It is recognized that the estimated tax receipts represents a broadening of the City's tax base and not a direct increase in revenue due to the maximum tax levy imposed by the State of Indiana and other related factors. The estimated tax receipts are intended to provide basic information by which the general fiscal impact of the proposed annexation may be evaluated. The current property tax information for the subject property is summarized below:

Current Net Assessed Property Value (NAV): \$39,076

Current City Tax Rate: \$1.122 per \$100 of NAV.

City of Columbus Tax Receipts in Year 1: The City of Columbus receipts for the first year after annexation based on the current land use will be \$438.43

The estimated tax receipts at build-out are calculated by comparing the anticipated development on the subject property with the NAV per acre of similar existing locations. A review of the NAV of Toyota Industrial Equipment, Morgan Adhesives Company, Inc., Sunright America, Inc., Rightway Fasteners, Inc. and NTN Driveshaft, Inc. in Columbus reveals an average NAV of \$317,618 per acre for similarly developed properties. The estimated property tax considerations at build-out are summarized below:

Build-out Net Assessed Property Value (NAV): \$5,504,319

Assumed Future City Tax Rate: \$1.122 per \$100 of NAV.

City of Columbus Tax Receipts at Build-out: \$61,759

**Cost of Services Methodology:**

The capital services within the annexation area were evaluated to determine what, if any, new infrastructure is needed to provide services to the subject property in the same manner as those services are provided to other similar areas within the City's corporate boundaries. No capital expenditures were identified as necessary for this annexation. The subject property is currently provided with the same capital services as other agricultural uses within the City of Columbus. The installation of streets, utilities,

and other infrastructure will be completed by the developer at the time the property is converted from agricultural to industrial use, consistent with policies of the City.

Non-capital services, which are delivered to the subject property without requiring installation of capital infrastructure, were assessed through consultation with the Department Head responsible for each service. Some services are already available to the subject property, and others have yet to be initiated. In each case, the services will be provided to the subject property immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other areas within the City's corporate boundaries.

**Provision of Services:**

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided at right in the form of a summary table. Following is a narrative for each service type.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

*The Columbus Police Department stated the annexation should have little to no impact on their services.*

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

3. Sanitation / Streets / Public Transportation: The City Services Department provides refuse collection, compost, and brush clipping services. The Department also provides for the maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire / Medic	\$0	\$0
Sanitation, Streets, & Public Transit	\$0	\$4,000
Sanitary Sewer & Public Water	\$0	\$0
Parks & Recreation	\$0	\$0
Animal Care & Control	\$0	\$0
Administrative Services	\$0	\$0



*The City Services Department has stated that after reviewing the City Services (Sanitation, MVH & Traffic) that will be provided to the 17.33 acres requested by Browning Investments they have reached the following conclusion.*

*"The estimated costs to our departments would be minimal, with most of the costs going to the street department. We have estimated around \$4,000 per year. That is for snow removal, street repairs, street sweeping (3 times/year), fuel, materials, emergency calls, upkeep of signage & lane marking, equipment and labor costs."*

4. Sanitary Sewer / Public Water: The City Utilities Department provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains.

The City Utilities Department applies a "four year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. The Department estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

*The City Utilities Department has indicated that water (10" diameter) and sewer lines (8") currently exist at the north end of International Drive, which currently terminates at the southwest corner of this site. In addition a 20" water main is located on the east side of CR 300 W across this site's road frontage.*

*All costs to develop internal water and sewer lines are expected to be borne by the petitioner. The Columbus City utilizes does not expect to have any capital costs or any significant ongoing costs associated with this annexation.*

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

6. Animal Care and Control: The Columbus animal shelter provides care, shelter, and the humane euthanization of domestic animals. The Animal Control Department also provides regular patrol, complaint investigation, and animal emergency services.

*Animal Care Services has stated that there would not be any additional costs incurred by Animal Care Services to provide services with this annexation.*

7. Administrative Services: The Administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Housing Authority, Mayor's Office, Personnel Department, City Attorney, and Risk Management Department. These departments provide for the general operation and organization of City government.

*The City Engineering Department has indicated that annexation of this tract would add approximately 580 linear feet of County Road 300 W to the City street inventory. No new street lights, street signs, or pavement improvements are anticipated.*

*Average pavement maintenance costs can be prorated from the City's street repair budget. If the tract is developed in an industrial use similar to Woodside Northwest, it would likely remain intact and could generate 450 - 550 vehicle trips per day entering and leaving.*

8. CAMPO (Columbus Area Metropolitan Planning Organization): CAMPO is responsible for the continuing, cooperative and comprehensive transportation planning process for the Columbus Metropolitan Planning Area.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

**Methods of Financing Services & Timing:**

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the subject property immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.



## MEMORANDUM

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman, AICP  
on behalf of the Columbus Plan Commission

**DATE:** September 18, 2012

**RE:** ANX-12-01 (*Browning Investments Annexation*)  
RZ-12-06 (*Browning Investments Rezoning*)

At its September 12, 2012 meeting, the Columbus Plan Commission reviewed the above referenced applications (an annexation and a rezoning request involving the same property) and forwarded both to the City Council with favorable recommendations. The Plan Commission vote on each request was 11 in favor and 0 opposed.

Browning Investments is proposing that a 17.33 acre property adjacent to the city limits in the northwest quadrant of the I-65 / SR 58 interchange be annexed to the city and rezoned to I3 (Industrial: Heavy). As proposed, this property would essentially be combined with the existing, adjacent Woodside Northwest industrial park.

The subject property is located at 6105 South County Road 300 West. It is the site of the former Sweet Ireland School, which has been converted into a home. The property is currently zoned AP (Agriculture: Preferred); as is the vast majority of unincorporated Bartholomew County.

The Plan Commission favorable recommendation on the rezoning includes the following conditions:

- 1) The subject property shall be added to the Woodside Northwest Preliminary Plat through the preliminary plat process, shall be considered as a part of that subdivision, and shall be developed following all applicable procedures, regulation and stipulations.
- 2) The property shall receive access from streets internal to Woodside Northwest and not County Road 300 West.
- 3) A buffer shall be installed along the entire County Road 300 West frontage of the subject property. The buffer shall meet the specifications of a Type "A" buffer provided by Section 8.2(D) of the Columbus Zoning Ordinance and shall include a 25 foot setback from County Road 300 West in addition to that which is required by the Zoning Ordinance.

No neighboring property owners spoke on this matter at the Plan Commission public hearing.

These annexation and rezoning requests are two completely separate actions and should be voted on as such by the City Council. The supporting materials for these requests have been combined for the sake of efficiency. The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the annexation,
2. the annexation fiscal plan,
3. the resolution certifying the action of the Plan Commission on the annexation,

4. the proposed ordinance approving the rezoning,
5. the resolution certifying the action of the Plan Commission on the rezoning,
6. a copy of the Plan Commission staff report, and
7. location maps showing the site in relation to the current city limits and surrounding zoning.

Please feel free to contact me if you have any questions regarding this matter.



ORDINANCE NO.: \_\_\_\_\_, 2012

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY  
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the: Browning Investments, Inc. Annexation  
Plan Commission Case No.: ANX-12-01**

**WHEREAS**, a petition has been filed by Browning Investments, Inc. for the annexation of the property described by Section 1 below; and

**WHEREAS**, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

**WHEREAS**, the Columbus Plan Commission has, on September 12, 2012, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

**NOW THEREFORE BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Property Annexed**

The following described property, including a total of +/- 17.33 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

*Seventeen and one-third (17 1/3) acres by parallel lines off of the north side of the southwest quarter of the southwest quarter of Section Ten (10), Township Eight (8) North, Range Five (5) East in Bartholomew County, Indiana.*

*And*

*All portions of the right-of-way of County Road 300 West adjacent thereto.*

**SECTION 2: Common Council District**

Upon the effective date of this Ordinance the property described by Section 1 shall be included in the 2nd Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

**SECTION 3: Repealer**

All ordinances or parts thereof in conflict with this Ordinance shall be repealed to the extent of such conflict.

**SECTION 4: Severability**

If any provision, or the application of any provision, of this Ordinance is held unconstitutional or invalid the remainder of the Ordinance, or the application of such provision to other circumstances, shall be unaffected.

**SECTION 5: Effective Date**

This Ordinance shall be effective thirty (30) days from and after publication of its adoption, as provided by Indiana law.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana

## ANNEXATION FISCAL PLAN

### For Plan Commission Case No.: ANX-12-01 To be known as: "Browning Investment"

#### Introduction:

This Annexation Fiscal Plan, which is required by Indiana annexation law (IC 36-4-3-3.1), summarizes how the subject property meets the requirements for annexation. The Annexation Fiscal Plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the subject property upon annexation.

This Annexation Fiscal Plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complimentary land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific developments are conceptual and intended for estimating purposes only.

#### Basic Property Information:

Following is a summary of subject property physical data:

Location: 6105 South 300 West (Wayne Township).

Size: +/- 17.33 Acres (.027 square miles)

Current Zoning: AP (Agriculture: Preferred)

Proposed Zoning: I-3 (Industrial: Heavy)

Land Use: Current – Single Family Residential & Agriculture / Projected – Industrial Warehouse

Population: Current – 2.3 / Projected – 0

Population Impact: In 2010 Columbus contained 1701.1 persons per square mile. The addition of .027 square miles will be a factor in the addition of 63 persons to the City.

City Council District: The property will be assigned initially to City Council District #2.

#### Legal Requirements & Columbus Annexation Policy:

Indiana law (IC 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the subject property must be at least 1/8 (12.5%) contiguous with the boundary of the City (the property involved in this annexation is 50% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This Annexation qualifies as a super-voluntary annexation (IC 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.

3. Land Contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

**Property Tax Receipts Estimate & Methodology:**

The annexation of the subject property will result in receipts to the City of Columbus through a combination of property taxes; state fund distributions, user fees, and other similar sources. This Fiscal Plan recognizes the presence of all income sources, as well as the complexity of calculating specific receipts. An estimate of property tax receipts is provided by comparing the anticipated development on the subject property with similar development within the City of Columbus. It is recognized that the estimated tax receipts represents a broadening of the City's tax base and not a direct increase in revenue due to the maximum tax levy imposed by the State of Indiana and other related factors. The estimated tax receipts are intended to provide basic information by which the general fiscal impact of the proposed annexation may be evaluated. The current property tax information for the subject property is summarized below:

Current Net Assessed Property Value (NAV): \$39,076

Current City Tax Rate: \$1.122 per \$100 of NAV.

City of Columbus Tax Receipts in Year 1: The City of Columbus receipts for the first year after annexation based on the current land use will be \$438.43

The estimated tax receipts at build-out are calculated by comparing the anticipated development on the subject property with the NAV per acre of similar existing locations. A review of the NAV of Toyota Industrial Equipment, Morgan Adhesives Company, Inc., Sunright America, Inc., Rightway Fasteners, Inc. and NTN Driveshaft, Inc. in Columbus reveals an average NAV of \$317,618 per acre for similarly developed properties. The estimated property tax considerations at build-out are summarized below:

Build-out Net Assessed Property Value (NAV): \$5,504,319

Assumed Future City Tax Rate: \$1.122 per \$100 of NAV.

City of Columbus Tax Receipts at Build-out: \$61,759

**Cost of Services Methodology:**

The capital services within the annexation area were evaluated to determine what, if any, new infrastructure is needed to provide services to the subject property in the same manner as those services are provided to other similar areas within the City's corporate boundaries. No capital expenditures were identified as necessary for this annexation. The subject property is currently provided with the same capital services as other agricultural uses within the City of Columbus. The installation of streets, utilities,



and other infrastructure will be completed by the developer at the time the property is converted from agricultural to industrial use, consistent with policies of the City.

Non-capital services, which are delivered to the subject property without requiring installation of capital infrastructure, were assessed through consultation with the Department Head responsible for each service. Some services are already available to the subject property, and others have yet to be initiated. In each case, the services will be provided to the subject property immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other areas within the City's corporate boundaries.

**Provision of Services:**

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided at right in the form of a summary table. Following is a narrative for each service type.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

*The Columbus Police Department stated the annexation should have little to no impact on their services.*

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

3. Sanitation / Streets / Public Transportation: The City Services Department provides refuse collection, compost, and brush clipping services. The Department also provides for the maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire / Medic	\$0	\$0
Sanitation, Streets, & Public Transit	\$0	\$4,000
Sanitary Sewer & Public Water	\$0	\$0
Parks & Recreation	\$0	\$0
Animal Care & Control	\$0	\$0
Administrative Services	\$0	\$0

*The City Services Department has stated that after reviewing the City Services (Sanitation, MVH & Traffic) that will be provided to the 17.33 acres requested by Browning Investments they have reached the following conclusion.*

*"The estimated costs to our departments would be minimal, with most of the costs going to the street department. We have estimated around \$4,000 per year. That is for snow removal, street repairs, street sweeping (3 times/year), fuel, materials, emergency calls, upkeep of signage & lane marking, equipment and labor costs."*

4. Sanitary Sewer / Public Water: The City Utilities Department provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains.

The City Utilities Department applies a "four year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. The Department estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

*The City Utilities Department has indicated that water (10" diameter) and sewer lines (8") currently exist at the north end of International Drive, which currently terminates at the southwest corner of this site. In addition a 20" water main is located on the east side of CR 300 W across this site's road frontage.*

*All costs to develop internal water and sewer lines are expected to be borne by the petitioner. The Columbus City utilizes does not expect to have any capital costs or any significant ongoing costs associated with this annexation.*

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

6. Animal Care and Control: The Columbus animal shelter provides care, shelter, and the humane euthanization of domestic animals. The Animal Control Department also provides regular patrol, complaint investigation, and animal emergency services.

*Animal Care Services has stated that there would not be any additional costs incurred by Animal Care Services to provide services with this annexation.*

7. Administrative Services: The Administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Housing Authority, Mayor's Office, Personnel Department, City Attorney, and Risk Management Department. These departments provide for the general operation and organization of City government.

*The City Engineering Department has indicated that annexation of this tract would add approximately 580 linear feet of County Road 300 W to the City street inventory. No new street lights, street signs, or pavement improvements are anticipated.*

*Average pavement maintenance costs can be prorated from the City's street repair budget. If the tract is developed in an industrial use similar to Woodside Northwest, it would likely remain intact and could generate 450 - 550 vehicle trips per day entering and leaving.*

8. CAMPO (Columbus Area Metropolitan Planning Organization): CAMPO is responsible for the continuing, cooperative and comprehensive transportation planning process for the Columbus Metropolitan Planning Area.

*No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.*

**Methods of Financing Services & Timing:**

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the subject property immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.

**RESOLUTION: ANX-12-01**

**of the City of Columbus, Indiana Plan Commission**

regarding

**Case number ANX-12-01 (Browning Investments, Inc),  
a proposal to annex +/-17.33 acres to the City of Columbus**

**WHEREAS**, the Plan Commission has received the application referenced above from Browning Investments, Inc, with the permission of Donald D. Morris; and

**WHEREAS**, the applicant(s) represent 100% of the property owners involved in the annexation request, which meets the requirements of IC 36-4-3-5.1 for voluntary annexation, and

**WHEREAS**, the Plan Commission did, on September 12, 2012, review the annexation request; and

**WHEREAS**, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

**WHEREAS**, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

**NOW THEREFORE BE IT RESOLVED**, by the Plan Commission of the City of Columbus, Indiana, as follows:

The annexation of the property subject to the application (approximately 17.33 acres located at 6105 South County Road 300 West) is forwarded to the Common Council with a favorable recommendation.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12<sup>th</sup> DAY OF SEPTEMBER, 2012 BY A VOTE OF 11 IN FAVOR AND 0 OPPOSED.**

\_\_\_\_\_  
Roger Lang, President

**ATTEST:**

\_\_\_\_\_  
David L. Hayward, Secretary



ORDINANCE NO.: \_\_\_\_\_, 2012

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY  
FROM "AP" (AGRICULTURE: PREFERRED)  
TO "I3c" (INDUSTRIAL: HEAVY WITH CONDITIONS)**

**To be known as the: Browning Investments Rezoning  
Plan Commission Case No.: RZ-12-05**

**WHEREAS**, this rezoning was requested by Browning Investments, Inc. and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on September 12, 2012, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

**NOW THEREFORE BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Official Zoning Map**

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "AP" (Agriculture: Preferred) to "I3c" (Industrial: Heavy with conditions):

*Seventeen and one-third (17 1/3) acres by parallel lines off of the north side of the southwest quarter of the southwest quarter of Section Ten (10), Township Eight (8) North, Range Five (5) East in Bartholomew County, Indiana.*

**SECTION 2: Condition(s)**

The use and development of the subject property shall be subject to the following conditions:

- 1) The subject property shall be added to the Woodside Northwest Preliminary Plat through the preliminary plat process, shall be considered as a part of that subdivision, and shall be developed following all applicable procedures, regulation and stipulations.
- 2) The property shall receive access from streets internal to Woodside Northwest and not County Road 300 West.
- 3) A buffer shall be installed along the entire County Road 300 West frontage of the subject property. The buffer shall meet the specifications of a Type "A" buffer provided by Section 8.2(D) of the Columbus Zoning Ordinance and shall include a 25 foot setback from County Road 300 West in addition to that which is required by the Zoning Ordinance.

**SECTION 3: Repealer**

All ordinances or parts thereof in conflict with this Ordinance shall be repealed to the extent of such conflict.

#### **SECTION 4: Severability**

If any provision, or the application of any provision, of this Ordinance is held unconstitutional or invalid the remainder of the Ordinance, or the application of such provision to other circumstances, shall be unaffected.

#### **SECTION 5: Effective Date**

After its adoption, this Ordinance shall be effective upon and after the date and time that companion Ordinance \_\_\_\_, 2012 annexing the subject property to the City of Columbus is filed and recorded.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2012 at \_\_\_\_ o'clock \_\_\_\_m., by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

#### **ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_ day of \_\_\_\_\_, 2012 at \_\_\_\_ o'clock \_\_\_\_m.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana

**RESOLUTION: RZ-12-05**

**of the City of Columbus, Indiana Plan Commission**

regarding  
**Case number RZ-12-05**  
**(Browning Investments Rezoning),**  
**a proposal to rezone +/-17.33 acres from**  
**AP (Agriculture: Preferred) to I3 (Industrial: Heavy)**

**WHEREAS**, the Plan Commission has received the application referenced above from Browning Investments, Inc.; and

**WHEREAS**, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

**WHEREAS**, the Plan Commission did, on September 12, 2012, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

**WHEREAS**, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

**WHEREAS**, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

**NOW THEREFORE BE IT RESOLVED**, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 17.33 acres located on the east side of County Road 300 West, north of Tuttle Drive) is forwarded to the Common Council with a favorable recommendation. That recommendation includes the following conditions:
  - a) The subject property shall be added to the Woodside Northwest Preliminary Plat through the preliminary plat process, shall be considered as a part of that subdivision, and shall be developed following all applicable procedures, regulation and stipulations.
  - b) The property shall receive access from streets internal to Woodside Northwest and not County Road 300 West.
  - c) A buffer shall be installed along the entire County Road 300 West frontage of the subject property. The buffer shall meet the specifications of a Type "A" buffer provided by Section 8.2(D) of the Columbus Zoning Ordinance and shall include a 25 foot setback from County Road 300 West in addition to that which is required by the Zoning Ordinance.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 12<sup>th</sup> DAY OF,  
SEPTEMBER 2012 BY A VOTE OF 11 IN FAVOR AND 0 OPPOSED.

\_\_\_\_\_  
Roger Lang, President

ATTEST:

\_\_\_\_\_  
David L. Hayward, Secretary





## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (September 12, 2012 Meeting)

**Docket No. / Project Title:** ANX-12-01 / RZ-12-05 (Browning Investments, Inc.)  
**Staff:** Melissa Begley  
**Applicant:** Browning Investments, Inc.  
**Property Size:** 17.33 Acres  
**Current Zoning:** AP (Agriculture: Preferred)  
**Proposed Zoning:** I-3 (Industrial: Heavy)  
**Location:** 6105 South 300 West, in Wayne Township.

#### Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of annexing the property into the Columbus Corporate Limits and to change the zoning from agriculture preferred to heavy industrial. The property currently has a single family residence on the site and the applicants have indicated an interest combining the subject property with property to the south for an industrial development.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: 1) Is this property a logical and appropriate addition to the City of Columbus? 2) Is industrial development appropriate at this location? 3) Should International Drive be extended across this property to the north as part of the Woodside Northwest replat?

#### Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The subject property is directly adjacent to the existing Woodside Northwest Industrial Park. The additional land is needed for a proposed industrial development. The needed infrastructure for the development is in place and would not require the extension of services and would be clustered with existing industrial development.

#### Preliminary Staff Recommendation (Re-zoning):

Favorable recommendation to the City Council with the following conditions:

- 1) The subject property shall be added to the Woodside Northwest Preliminary Plat, through the Preliminary Platting process, shall be considered as a part of that subdivision, and shall be developed following all applicable procedures, regulation and stipulations.
- 2) The property shall receive access from streets internal to Woodside Northwest and not 300 West.
- 3) A buffer shall be installed along the entire County Road 300 West frontage of the subject property. The buffer shall meet the specifications of a Type "A" buffer provided by Section 8.2(D) of the Columbus Zoning Ordinance and shall include a 25 foot setback from County Road 300 West in addition to that which is required by the Zoning Ordinance.

#### Plan Commission Options:

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & re-zoning the Plan Commission may (1) forward a favorable recommendation on

both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may attach conditions to any re-zoning, which are to become written commitments of the applicant. The City Council makes all final decisions regarding annexation & re-zoning applications.

### **Considerations / Decision Criteria (Annexation):**

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 0.125% contiguous with the boundary of the City (the property involved in this annexation is 50% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land Contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

### **Decision Criteria (Re-Zoning):**

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a re-zoning:

#### **The Comprehensive Plan.**

*Preliminary Staff Comments:* The Comprehensive Plan and has identified the future land use of this location as industrial. Further, the Plan encourages development growth to be contiguous or in close proximity to existing development in order to facilitate provision of infrastructure and services. The subject property is located adjacent to the existing Woodside Northwest Industrial Park.

#### **The current conditions and the character of current structures and uses in each district.**

*Preliminary Staff Comments:* The current condition and character of the area is predominantly agriculture to the north and west with rural scattered single family residences. Undeveloped acres of industrial zoning, which is a part of the Woodside Northwest Preliminary Plat, is located directly south and east of the subject property. All city services are available for Woodside Northwest subdivision which allows for city services to be provided cost effectively to the subject property.

#### **The most desirable use for which the land in each district is adapted.**

*Preliminary Staff Comments:* The Comprehensive Plan identifies this area as industrial and also identifies the areas to the north, east and west as industrial. In addition, the Comprehensive Plan desires to promote continued economic development in the Woodside/Walesboro area to provide jobs which will improve the standard of living and provide upward mobility for local residents. As an extension of the Woodside Northwest Industrial Park, this is the most desirable use for the subject property.

#### **The conservation of property values throughout the jurisdiction of the City of Columbus.**

*Preliminary Staff Comments:* The property values of nearby properties will not be affected in an adverse manner if the proposed rezoning is approved. The continued expansion of the Woodside Northwest Industrial Park would further enhance and add to the surrounding industrial area.

**Responsible growth and development.**

*Preliminary Staff Comments:* Development of the property would occur where there is easily accessible vehicular access and utilities. The property is contiguous with an existing industrial area and is clustered with other industrial development.

<b>Current Property Information:</b>	
<b>Existing Land Use:</b>	Single family-residential/agriculture
<b>Existing Site Features:</b>	Sweet Ireland School converted to a single family residence, farm field
<b>Flood Hazards:</b>	No flood hazards exist at this location.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist at this location.
<b>Vehicle Access:</b>	County Road 300 West (Local)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AP (Agriculture: Preferred)	Farm field
<b>South:</b>	I-3 (Industrial: Heavy)	Vacant
<b>East:</b>	I-3 (Industrial: Heavy)	Woods
<b>West:</b>	AP (Agriculture: Preferred)	Farm field

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: AP</b>	<b>Proposed Zoning: I-3</b>
<b>Zoning District Intent:</b>	Intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.	The I-3 zoning district is intended to provide locations for industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.

<p><b>Permitted Uses:</b></p>	<p><b>Agriculture Uses:</b></p> <ul style="list-style-type: none"> <li>• Farm (CFO/CAFO type 1) County and Joint District Jurisdictions</li> <li>• Farm (general)</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• Dwelling, single family</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Nature preserve/conservation area</li> </ul>	<p><b>Agriculture Uses:</b></p> <ul style="list-style-type: none"> <li>• Farm (General)</li> </ul> <p><b>Communications / Utilities Uses:</b></p> <ul style="list-style-type: none"> <li>• Communication Service Exchange</li> <li>• Sewage Treatment Plant</li> <li>• Utility Substation</li> <li>• Water Tower</li> </ul> <p><b>Public / Semi-Public Uses:</b></p> <ul style="list-style-type: none"> <li>• Parking Lot / Garage (as a primary use)</li> <li>• Police, Fire , or Rescue Station</li> </ul> <p><b>Park Uses:</b></p> <ul style="list-style-type: none"> <li>• Nature Preserve / Conservation Area</li> </ul> <p><b>Commercial Uses:</b></p> <ul style="list-style-type: none"> <li>• Conference Center</li> </ul> <p><b>Industrial Uses:</b></p> <ul style="list-style-type: none"> <li>• Agriculture Products Processing</li> <li>• Agri-Industrial Facility</li> <li>• Concrete / Asphalt Production Facility</li> <li>• Contractor's Office / Workshop</li> <li>• Dry Cleaners (Commercial)</li> <li>• Food &amp; Beverage Production</li> <li>• General Industrial Production</li> </ul> <p><b>Industrial Uses (cont.):</b></p> <ul style="list-style-type: none"> <li>• Light Industrial Assembly &amp; Distribution</li> <li>• Light Industrial Processing &amp; Distribution</li> <li>• Research &amp; Development Facility</li> <li>• Truck Freight Terminal</li> <li>• Warehouse &amp; Distribution Facility</li> </ul>
<p><b>Water and Sewer Service:</b></p>	<p><b>Not Required</b></p>	<p><b>Required</b></p>



<b>Lot and/or Density Requirements:</b>	<b>Minimum Lot Area:</b> 1 Acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.  <b>Minimum Lot Width:</b> 150 feet (lot area greater than 2 acres) 75 feet (lot area 2 acres or less)  <b>Minimum Lot Frontage:</b> 30 feet  <b>Maximum Lot Coverage:</b> Agricultural Structures: None Non-Agricultural Structures: 35%	<b>Minimum Lot Area:</b> 1 Acre  <b>Minimum Lot Width:</b> 100 feet  <b>Minimum Lot Frontage:</b> 50 feet  <b>Maximum Lot Coverage:</b> 75%
<b>Setbacks Required:</b>  Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	<b>Side Yard Setback:</b> Agricultural Structure: 30 feet Primary Structure: 30 feet* Accessory Structure: 15 feet*  *5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less  <b>Rear Yard Setback:</b> Agricultural Structure: 30 feet Primary Structure: 30 feet* Accessory Structure: 15 feet*  *5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less  <b>Front Yard Setback:</b> Arterial Street or Road: 50 feet Collector Road: 30 feet Collector Street: 35 feet Local Road: 25 feet Local Street: 10 feet*  *25 feet for any garage with a vehicle entrance facing the Street	<b>Side Yard Setback:</b> Primary Structure: 20 feet Accessory Structure: 20 feet  <b>Rear Yard Setback:</b> Primary Structure: 20 feet Accessory Structure: 20 feet  <b>Front Yard Setback:</b> Arterial Road: 50 feet Arterial Street: 50 feet Collector Road: 35 feet Collector Street: 35 feet Local Road: 25 feet Local Street: 25 feet
<b>Height Restrictions:</b>	<b>Primary Structure:</b> 60 feet <b>Accessory Structure:</b> 40 feet	<b>Primary Structure:</b> 60 feet <b>Accessory Structure:</b> 40 feet

<b>Floor Area Requirements:</b>	40%	Not Applicable
<b>Signs:</b>	<p><b>Wall Signs:</b> 1 wall sign per public street frontage with a maximum square footage of 15% of the front walls or 150 square feet, whichever is less. <i>Conditional Use approval required.</i></p> <p><b>Freestanding Signs:</b> 1 freestanding sign per public street frontage with a maximum size of 50square feet and a maximum height of 15 feet. <i>Conditional Use approval required.</i></p>	<p><b>Wall Signs:</b> 2 wall signs per public street frontage with a maximum square footage of 15% of the front walls or 350 square feet, whichever is less.</p> <p><b>Freestanding Signs:</b> 1 freestanding sign per public street frontage with a maximum size of 75 square feet and a maximum height of 10 feet.</p>

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	<p>Annexation of this tract would add approximately 580 linear feet of County Road 300 W to the City street inventory. No new street lights, street signs, or pavement improvements are anticipated. Average pavement maintenance costs can be prorated from the City's street repair budget.</p> <p>If the tract is developed in an industrial use similar to Woodside Northwest, it would likely remain intact and could generate 450 - 550 vehicle trips per day entering and leaving.</p>
<b>City Utilities:</b>	<p>Water (10" diameter) and sewer lines (8") currently exist at the north end of International Drive, which currently terminates at the southwest corner of this site. In addition a 20" water main is located on the east side of CR 300 W across this site's road frontage.</p> <p>All costs to develop internal water and sewer lines are expected to be borne by the petitioner. The Columbus City utilizes does not expect to have any capital costs or any significant ongoing costs associated with this annexation.</p>
<b>Parks Department:</b>	No comments received.
<b>MPO:</b>	No comments received.
<b>Police Department:</b>	This should have little to no impact on our services.
<b>Fire Department:</b>	No comments received.

**Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as industrial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-4-6:** Encourage wise use of infrastructure dollars.
2. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at a reasonable cost. *Public services cost more when development is scattered rather than compact.*
3. **POLICY H-1-4:** Require nonfarm uses within the city limits to connect to city water supplied wherever they are available.
4. **POLICY H-2-4:** Require nonfarm uses within the city limits to connect to the city sanitary sewer system wherever it is available.
5. **POLICY H-3-1:** Costs for utility improvements necessitated by new development should be borne in a fair and equitable manner by the developer, not by the community as a whole. The new development should not diminish the level of service currently enjoyed by the local residents.
6. **POLICY H-4-4:** Ensure that all new development is served by city utilities or by utilities with equivalent levels of service.
7. **POLICY J-3-1:** Limit the growth of industrial activity to the areas most suited for this use, minimizing the impact of this type of development on agricultural businesses.
8. **GOAL J-4:** Promote continued economic development in the Woodside/Walesboro area to provide jobs which will improve the standard of living and provide upward mobility for local residents.
9. **POLICY J-4-2:** Encourage the growth in the Woodside/Walesboro area to take place in an orderly manner. Where possible, this growth should be contiguous or in close proximity to the existing development in order to facilitate provision of infrastructure and services.
10. **POLICY J-9-1:** Encourage economic growth to take place in areas where appropriate infrastructure and services are available or can be provided at a reasonable cost.
11. **POLICY J-9-2:** Encourage similar uses to locate in clusters, to facilitate provision of appropriate infrastructure and services.

This property is located in the Woodside/Walesboro character area. The following Planning Principle(s) apply to this application:

- All new development should be designed in a manner that does not diminish the level of service of the traffic flow in the area.
- New nonresidential development should be in industrial parks or commercial centers to complement the existing development.
- Require new development to be served by public sewer and water and to be annexed to the city wherever possible.

**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

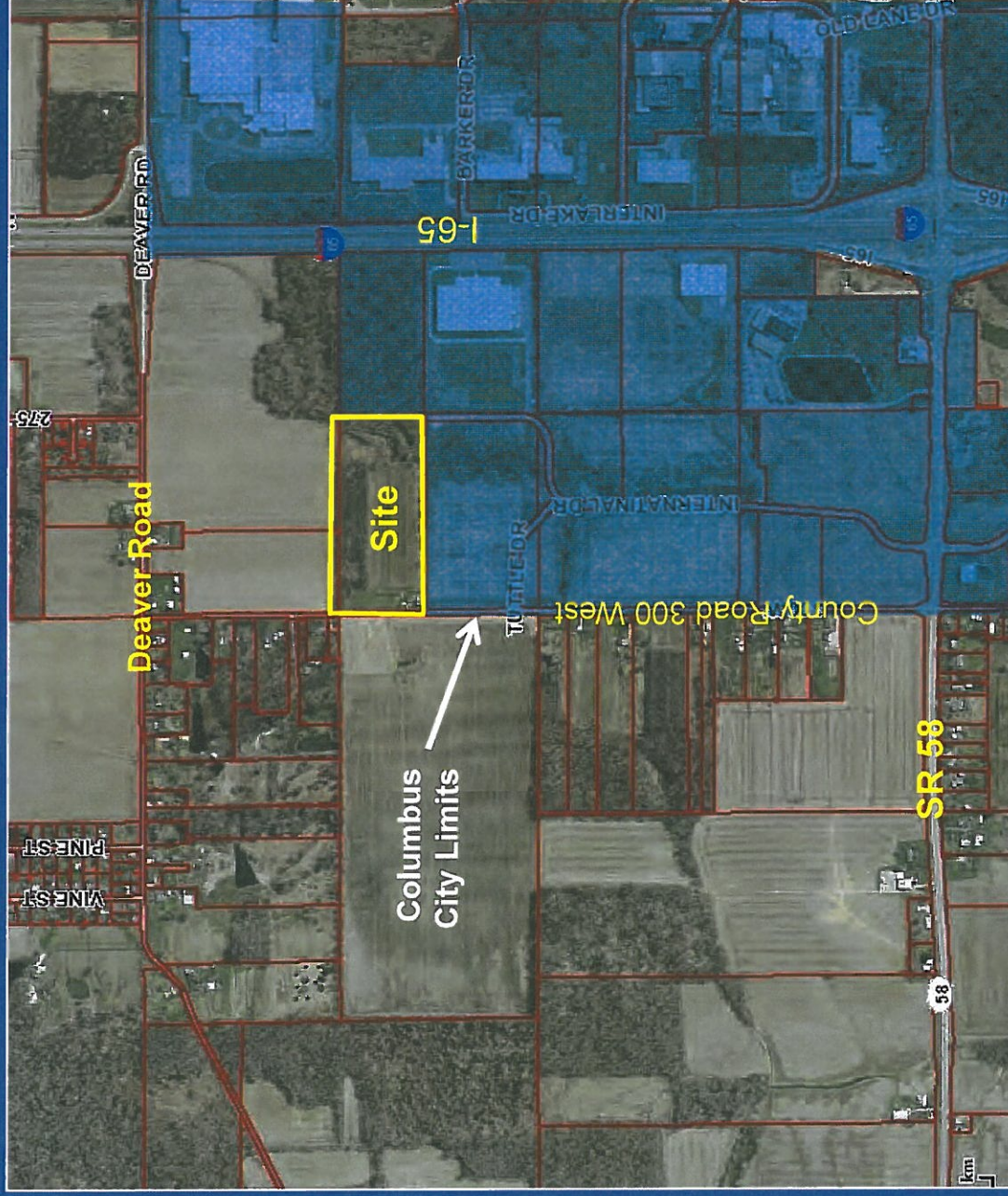
1. The petitioner is proposing to annex and rezone the property from AP (Agriculture: Preferred) to I-3 (Industrial: Heavy). The rezoning and annexation has been initiated by the petitioner with future plans to combine the subject property with Lots 2 and 3 of the Woodside Northwest Preliminary Plat in order to construct an industrial facility on the combined site.
2. The subject property is located off of County Road 300 West and abuts the Woodside Northwest Industrial Park to the south and east. Additionally the subject property abuts City limits on both the south and east property lines.
3. Access to the subject property is located off of County Road 300 West. International Drive currently dead ends at the southern property line of the subject property. When combined with the parcels to the south, the site will have access to both International Drive and Tuttle Drive.
4. The property currently has an existing structure on it, which is known as the Sweet Ireland School. It is currently being utilized as a single family residence. The Sweet Ireland School is identified on the Bartholomew County Historic Sites & Structures Inventory. The structure was built in 1889 and is

rated as "Reference", which is defined as a structure which in its present condition does not appear to meet the general criteria for either the National or State Registers for Historic properties.

5. There is an agricultural farm field across County Road 300 West which is zoned AP and the property directly to the north is also an agricultural farm field which is zoned AP. Both properties are outside of the City limits.
6. In 2007, the City of Columbus Plan Commission approved of the rezoning of the Woodside Northwest Industrial Park from AG to I-3. Although the Zoning Ordinance does not require a buffer yard between AG and I-3 zoning districts nor along road frontages, the rezoning was approved with the condition that a Buffer Yard Type A be installed along the entire County Road 300 West frontage, including a 25 foot setback from County Road 300 West.
7. The petitioner has indicated that the subject property will be combined with the parcel to the south which is part of the Woodside Northwest Preliminary Plat. This will require a replat of the Preliminary Plat and will be reviewed by the Plan Commission. At that time, if necessary, improvements to 300 West, and any additional right-of-way dedication or road extensions will be discussed.
8. Currently, International Drive terminates at the southeast corner of the subject property. Discussion is needed to determine if International Drive should be extended. The properties to the north are agricultural farm fields, but are identified on the future land use plan as industrial. There is a reasonable expectation that industrial development may expand in this direction. If International Drive terminates at its existing location, access for the properties to the north would be limited to 300 West and/or Deaver Road. If an extension is provided, the properties to the north could be accessed by International Drive. Additional consideration needs to be given to wetlands that have been identified on the eastern portion of the subject property. Wetlands are regulated by the Indiana Department of Natural Resources or the US Army Corp of Engineers, depending upon the wetland classification. Both types have been identified on the property and will possibly be impacted by the extension of International Drive, resulting in increased cost and time to get the road constructed. Direction is needed from the Plan Commission on the options for the International Drive extension. The possible options include: 1) extend the road, 2) dedicate the right-of-way, but not build the road until a later date and, 3) not provide for the extension of International Drive.



# Site Location & Columbus City Limits





# Site Location & Surrounding Zoning

